

## **Advance Plans Committee**

### Summary of Meeting

7:35 am, December 8, 2005

#### Attendance

*Committee Members:* Bud Hentzen, Ron Marnell, John McKay, Harold Warner

*MAPD staff:* Dave Barber, Scott Knebel, Jess McNeely, Dale Miller, John Schlegel, Scott Wadle

*Other:* Mitch Mitchell, Jay Newton, Pete Giroux, Jim Weber

#### Discussion Summary

1. The Advance Plans Committee approved the minutes of the November 17, 2005 Committee meeting.
2. Pete Giroux and Jim Weber presented an update on the Sedgwick County 2006-2010 Capital Improvement Program. Sales tax revenues are up 2.7% from last year. Project highlights include the following:
  - 63<sup>rd</sup> Street lift improvements
  - Frontage road construction along south side of Kellogg from 119<sup>th</sup> St. to 135<sup>th</sup> St.
  - \$5.6 million earmark federal earmark funds (\$2.6 mil to be spent on the 21<sup>st</sup> Street east upgrade project from K96 to the Butler County line; \$3.0 mil to be spent on the south Meridian St. project)

Jay Newton from the City passed out a Wichita City Council agenda item scheduled for December 13, 2005 that lists a total of 25 design contracts for road and infrastructure improvements over the next two years of the currently approved CIP.

The City and County representatives indicated that approx. \$6.0 million in federal transportation funds has been recently de-obligated and released back to the TIP, which means that the City and County must push up some arterial road projects.

3. Jess McNeely gave a report on the proposed Corridor Plan Overlay District. There are two aspects to this proposal. The first is a proposed amendment to the Zoning Code to add a new CP-OD district. The second is the proposed amendment to the Wichita-Sedgwick County Zoning Map to designate a 300 foot-wide CP-OD district along the centerline of the right-of-way for the proposed Northwest By-Pass. The intent of this District is to require a Conditional Use permit for any development valued at over \$10,000. This is to regulate expensive improvements on lands that may soon be acquired by KDOT for right-of-way needed to construct the NW By-Pass. This proposed CP-OD zoning district has been drafted by the County Law Department. Unfortunately, the Cities of Goddard and Maize have chosen not to utilize this approach within their jurisdictions, supposedly because of fear of legal litigation. The Committee commented as follows:

- There is merit with this proposal, but there needs to be a means whereby the MAPC can initiate the removal of the Overlay District from the zoning map as KDOT secures the ROW properties.
- MAPD needs to set up a system to track KDOT acquisition of corridor ROW so that the MAPC can remove the CP-OD in a timely manner.
- As a means of encouraging Maize and Goddard to adopt the Overlay District within their respective jurisdictions, an inter-local agreement between the Cities of Goddard, Maize and Wichita should be negotiated by Sedgwick County, whereby the County would agree to defend any legal challenges arising from the Overlay District.
- The name of the proposed overlay district should be changed to “Corridor Reservation Plan Overlay District.”

4. Meeting adjourned at 8:38 a.m.